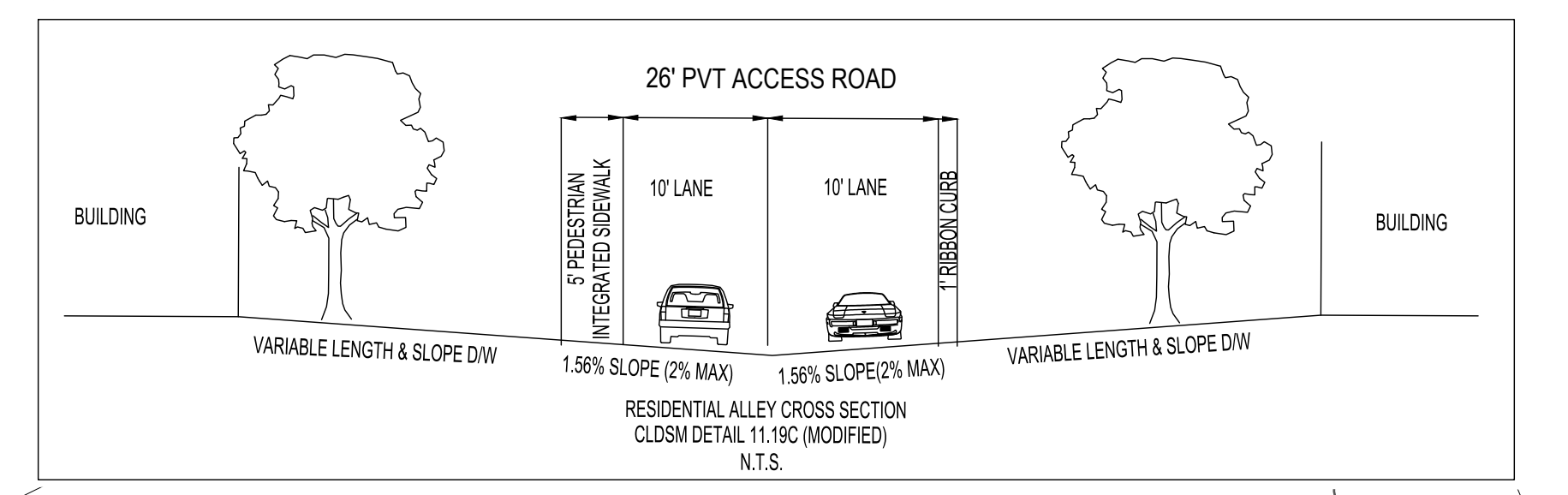


CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STD. NO. REV.
U-02 17



DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3101 ROCKY RIVER ROAD
TAX PARCEL ID	10503127, 10503126, 10503125
EXISTING ZONING DISTRICT	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING DISTRICT	R8-MF (CD) (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	±21.30 AC
OPEN SPACE REQUIRED	50%
RESIDENTIAL DWELLINGS (FOR RENT SINGLE FAMILY ATTACHED UNITS)	75
PROPOSED DENSITY	75 UNITS/21.30 AC = ±3.52DUA
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	15%
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE/UNIT
GUEST PARKING REQUIRED	1 SPACE / 20 UNITS
BICYCLE PARKING REQUIRED	5 (SHORT TERM)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (ROCKY RIVER RD)	N/A
NORTH (R-3)	50 FT (CLASS C)
SOUTH (R-3)	50 FT (CLASS C)
BUILDING SETBACKS	
FRONT	30 FT, 27 FT
REAR	50 FT
SIDE	20 FT

PURPOSE:

THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.30 ACRES FOR THE PURPOSES OF FOR RENT SINGLE FAMILY ATTACHED UNITS.

WORK TO INCLUDE 75 TOWNHOUSE STYLE APARTMENTS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 130 SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
 - SETBACKS SHALL BE MEASURED FROM THE FULL RIGHT-OF-WAY.
 - PRIVATE STREETS AND SURFACE PARKING WILL COMPLY WITH THE UDO SECTION 9.303.19(a).

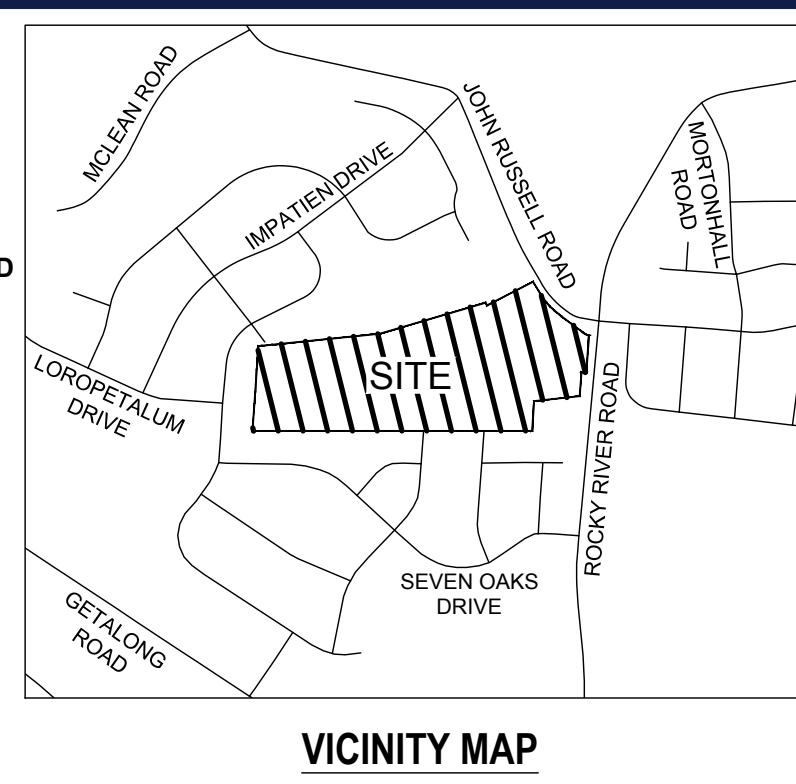
Redwood
APARTMENT NEIGHBORHOODS

707 EAST PLEASANT VALLEY ROAD
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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/31/2021	Rezoning SUB2		
2	11/01/2021	Rezoning SUB3		
3	11/30/2021	Rezoning SUB4		
4	01/20/2022	Rezoning SUB5		

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PROJECT No.: NCC203008
DRAWN BY: AF
CHECKED BY: SS
DATE: 01/20/2022
CAD ID:

REZONING PLANS
RPZ 21-089

FOR

Redwood
APARTMENT NEIGHBORHOODS

REDWOOD ROCKY RIVER
3101 ROCKY RIVER RD
CITY OF CHARLOTTE
CHARLOTTE, NC 28262

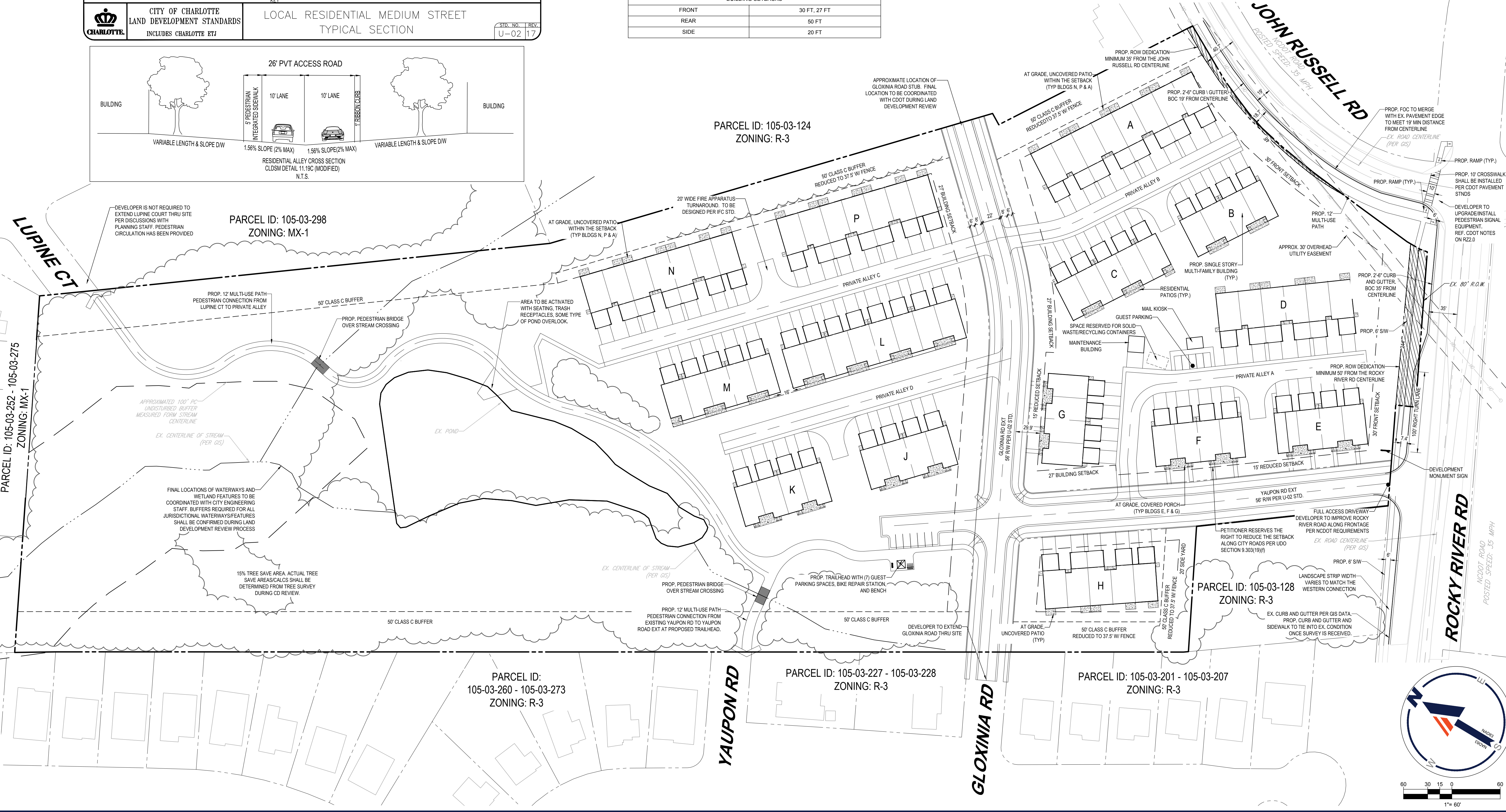
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SHEET TITLE:
CONDITIONAL REZONING: CONCEPTUAL SITE PLAN

SHEET NUMBER:
RZ1.0

ORG. DATE - 03/24/2021



FILED: 2022 03/24/2022 BOHLER ENGINEERING NC, PROJECT: 2022030008 DRAWING: PLAN SET: REZONING PLAN SET: REZONING ROCKY RIVER - REZONING PLAN - LAYOUT: RZ1.0 - REZONING PLAN

Feb 07, 2022 10:01:18 AM C:\Users\BOHLER\OneDrive\Documents\DRAWINGS\PLAN SET\REZONING\PLAN SET\REZONING\DRAWINGS\PLAN SET\REZONING\REZONING PLAN - LAYOUT RZ2.0 - DEVELOPMENT STANDARDS

CONDITIONAL REZONING REQUEST - DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a) THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY REDWOOD USA TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT ROCKY RIVER ROAD AND JOHN RUSSELL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 10503127, 10503126, 10503125.
- b) DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- c) THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- d) FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- e) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY (IF APPLICABLE) TO THE CITY AND NCDOT SHALL OCCUR BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

2. PERMITTED USES

- a) THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 75 FOR RENT SINGLE FAMILY ATTACHED UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF (CD) ZONING DISTRICT.

3. TRANSPORTATION

- a) VEHICULAR ACCESS TO THE SITE SHALL BE FROM ROCKY RIVER ROAD AND GLOXINIA ROAD AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b) PETITIONER SHALL INSTALL PRIVATE ALLEY A/B/C/D AND THE GLOXINIA RD EXT. IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN. YAUPON ROAD CONNECTIVITY WILL BE FULFILLED BY THE CONNECTION OF A 12' WIDE MULTI-USE-PATH (MUP) WHICH SHALL BE INSTALLED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c) THE PETITIONER SHALL INSTALL THE LIMITS OF THE MUP AS IT IS GENERALLY INDICATED ON THE REZONING PLAN WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND AS GRADING PERMITS. THE MUP WILL STUB TO THE NORTH PROPERTY LINE WITH ANY FUTURE CONNECTION TO LUPINE COURT, TO BE BY OTHERS. THE INTENT OF THE MUP WILL BE TO ACCOMMODATE CONNECTIVITY FROM THE ADJACENT COMMUNITIES TO REEDY CREEK PARK. OTHER MUP AMENITIES SHALL INCLUDE BENCHES, TRASH RECEPTACLES AND BIKE STATION(S) WITH FINAL DESIGN ELEMENTS AND LOCATIONS TO BE DETERMINED DURING THE LAND DEVELOPMENT PROCESS.
- d) PETITIONER COMMITS TO THE MAINTENANCE OF THE PROPOSED MUP, BENCHES, RECEPTACLES, AND BICYCLE FACILITIES, INTERNAL TO THE SUBJECT PROPERTY AND AGREES TO KEEP THE AMENITY SAFE AND ACCESSIBLE FOR ALL USERS. THE MAINTENANCE PROVISION OF THIS MUP SHALL TRANSFER WITH ANY CHANGE IN OWNERSHIP AND WILL BE RECORDED WITH THE SUBJECT PROPERTY DEED.
- e) ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- f) THE SITE SHALL UTILIZE SAID PRIVATE STREETS AND PUBLIC ROADS THAT SHALL CONNECT TO ROCKY RIVER ROAD. GLOXINIA RD EXTENSION SHALL BE STUBBED TO THE NORTH FOR FUTURE CONNECTIVITY SHOULD THE

ADJACENT PROPERTY CHOOSE TO DEVELOP.

- g) IMPROVEMENTS TO ROCKY RIVER ROAD, SUCH AS INCLUDING A RIGHT TURN LANE INTO THE SITE, SHALL BE REVIEWED AND APPROVED BY NCDOT. STORAGE AND TAPER LENGTHS SHALL BE TO NCDOT STANDARD.
- h) THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.

CDOT NOTES

- a. ALL PUBLIC ROADWAY IMPROVEMENTS SHALL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- b. THERE SHALL BE A 50' (MINIMUM) DEDICATED RIGHT-OF-WAY FROM THE ROCKY RIVER ROAD CENTERLINE.
- c. THERE SHALL BE A 35' (MINIMUM) DEDICATED RIGHT-OF-WAY FROM THE JOHN RUSSEL ROAD CENTERLINE.
- d. A 100' RIGHT TURN LANE SHALL BE PROVIDED AT THE SITES ACCESS ON ROCKY RIVER ROAD.
- e. BICYCLE FACILITIES SHALL BE INSTALLED IN THE FORM OF CURB AND GUTTER 35' FROM THE ROCKY ROAD CENTERLINE.
- f. AN 8 FT. PLANTING STRIP AND 6 FT. SIDEWALK SHALL BE INSTALLED ALONG ROCKY RIVER ROAD. THE PROPOSED SIDEWALK SHALL TIE INTO THE EXISTING SIDEWALK WEST OF THE SITE.
- g. ACCESSIBILITY RAMPS AND CROSSWALKS SHALL BE INSTALLED AT THE JOHN RUSSEL ROAD INTERSECTION.
- h. A 12 FT. MULTI-USE PATH FOR PEDESTRIAN AND BICYCLE FACILITIES SHALL BE INSTALLED ALONG THE JOHN RUSSEL ROAD FRONTAGE.
- i. PEDESTRIAN SIGNAL EQUIPMENT AT THE JOHN RUSSEL ROAD AND ROCKY RIVER ROAD INTERSECTION SHALL BE UPGRADED, INCLUDING APS INSTALLATION AND THE RELOCATION OF PEDESTRIAN SIGNALS OFF EXISTING WOOD POLES.
- j. A 12 FT. MULTI-USE PATH SHALL BE INSTALLED FROM LUPINE COURT TO YAUPON ROAD.
- h) ALL OFFSITE ROAD IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE SUSCEPTIBLE TO CHANGE UPON DOT COORDINATION AND PLAN REVIEW DURING THE DESIGN PHASE.

4. ARCHITECTURAL STANDARDS

- a) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- b) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c) ALL GARAGE DOORS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- d) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- e) TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNITS BUILDINGS ARE ADJACENT.

5. ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.
- c. THE DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CITY OF

CHARLOTTE TREE ORDINANCE.

- d. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- e. DEVELOPMENT WITHIN THE SWIMP/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- f. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORMWATER SERVICES.

6. SIGNAGE

- a. SIGNAGE WILL BE PER ORDINANCE.

7. LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- b. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET FROM GRADE.
- c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

8. BINDING EFFECT OF THE REZONING APPLICATION

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

10. DRAINAGE/STORMWATER MANAGEMENT

- i. STREAM/WETLAND SURVEY REQUIRED PRIOR TO APPROVAL OF CIVIL SITE PLAN TO ENSURE ACCURATE DELINEATION OF TOP-OF-BANK/STREAM BUFFERS/CREEK PATH AND IDENTIFICATION OF ANY PROTECTED WETLANDS THAT MAY BE ON THE SITE.

11. FIRE REQUIREMENTS

- a. FIRE DEPARTMENT ACCESS ROAD INCLUDING ALLEY'S SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- b. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- c. ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 13D SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC). (FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING. THIS REQUIREMENT CANNOT BE MET FOR BUILDING A, D, H & P.)
- d. FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
- e. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
- f. BUILDINGS SHALL BE SINGLE-STORY. (FOR MULTI-FAMILY PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR AND TYPE OF CONSTRUCTION.)
- g. FOR TOWNHOMES: ISO NEEDED FIRE FLOW TOWNHOMES:
 - g.a. TOWNHOMES NOT EXCEEDING 2 STORIES IN HEIGHT, THE REQUIRED FIRE FLOW IS 1500 GPMs
 - g.b. TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF 2500 SQ. FT. OR LESS, THE REQUIRED FIRE FLOW IS 1750 GPMs
 - g.c. TOWNHOMES NOT EXCEEDING 3 STORIES IN HEIGHT AND A FIRE AREA OF GREATER THAN 2500 SQ. FT, THE REQUIRED FIRE FLOW IS 2000 GPMs
- 12. THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/31/2021	Re zoning SUB2		
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REZONING PLANS
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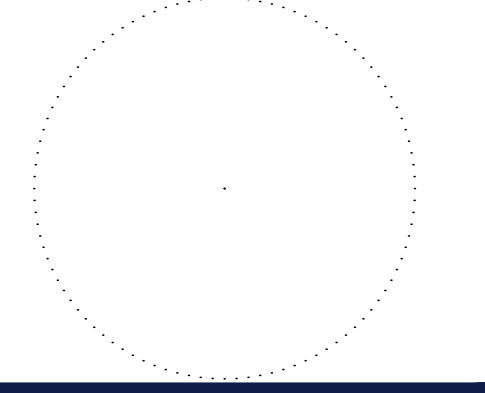

Redwood
A REALTY GROUP COMPANY

REDWOOD ROCKY RIVER

3101 ROCKY RIVER RD
CITY OF CHARLOTTE
CHARLOTTE, NC 28262

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SHEET TITLE:

CONDITIONAL REZONING: DEVELOPMENT STANDARDS

SHEET NUMBER:

RZ2.0

ORG. DATE - 03/24/2021